

Board of Directors Meeting Minutes – January 8, 2015

Attending – Mike Sperling, Paul Hawkins, Denise Flach, Herb Friedman, David Johnston and Richard Simon.

Guest – None

Quorum verified and meeting called to order by Mike Sperling at 6:35.

Minutes of December 4, 2014 meeting were approved as amended. Motion by Mike Sperling, seconded by Paul Hawkins, approved unanimously.

Treasurer's Report – Paul Hawkins

All Year 2014 expenses have been paid; the remaining unspent 2014 funds were transferred to the Reserve Accounts.

After the 2015 Reserve Account allocations have been applied, the Irrigation System Reserve and the Side Walk – Bike Path Reserve will be fully funded.

Approximately 30% of the 2015 HOA Dues have been received, posted and deposited.

Landscape – Denise Flach

All is well with the landscaping. They are sending a monthly status report. They just fertilized and applied fungus control to our property.

Denise intends to ask some people that have shown interest in the past to join the Board.

The benches in the playground have been repaired. The broken boards were replaced with plastic composite material.

Irrigation – Charles Almond

No report.

Compliance – Richard Simon

There was a discussion of our lawyer's fee for sending a "compliance enforcement" letter to a specific resident based on the letters we have sent to the resident citing our governing documents and the "non-compliance" by the resident. The lawyer estimated \$500 for a "deluxe" letter and \$150 for a general inducement letter.

There was a discussion of our lawyer's fee for an opinion letter reviewing the Board's options concerning the extent of compliance enforcement. Richard Simon was encouraged to make the next lawyer's seminar and ask the question at that time.

Website – Mike Sperling

No new activity. The minutes for October and November have been forwarded for placement on the website.

ARC – Bob Hayne

No report.

Old Business

There was a discussion of the Treasurer's recommendations to allocate surplus funds from 2014 budget to our existing reserve funds. Motion by Paul Hawkins, seconded by Richard Simon, approved unanimously.

Paul Hawkins will print of list of all homeowners to be used at our February annual meeting.

New Business

The Board prepared all the envelopes to be mailed in advance of the February annual meeting.

A motion for adjournment was made by Mike Sperling, seconded by Herbert Friedman and approved unanimously. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Herb Friedman - Secretary